

**JAN
2005**

North Long Beach Community Planning Bulletin

www.longbeach.gov/plan/pb/cpd



By: Scott Mangum (562) 570-6435
Scott_Mangum@longbeach.gov

DEPARTMENT OF PLANNING & BUILDING
Community & Environmental Planning Division
333 West Ocean Blvd. Long Beach, California 90802

Revised January 18

NEW APPLICATIONS FILED

1. Conditional Use Permit and Standards Variance for a Church at 6160 Atlantic Ave. (Case 0412-27) JR (see Attachment 10)

The existing structure was originally built in 1955 and used for commercial retail, is located at 6160 Atlantic Avenue. The wedge shaped lot measures 50' wide along Atlantic, 62' wide along the alley and 105' deep. Churches are permitted in the CNA (Commercial Neighborhood Automobile-Oriented) zone with a Conditional Use Permit. The Miracle of Faith Church that currently conducts services at this location was cited by the City's zoning enforcement division for operating without a CUP. The applicant proposes off-site parking at the Sav-On Drug store located at 6000 Atlantic Avenue. This arrangement would require a Standards Variance because off-site location is located greater than 600' from the Church entrance. An additional variance would be required if this off-site parking arrangement was not deed restricted. The applicant shall request a special building inspection to identify possible building code issues. The application is currently **incomplete**. The Planning Commission Public Hearing date will be determined once the special inspection is completed.

2. Standards Variance request for driveway location within 90 feet of an intersection at 6580 Atlantic Ave. (Case 0412-10) JR (see Attachment 8)

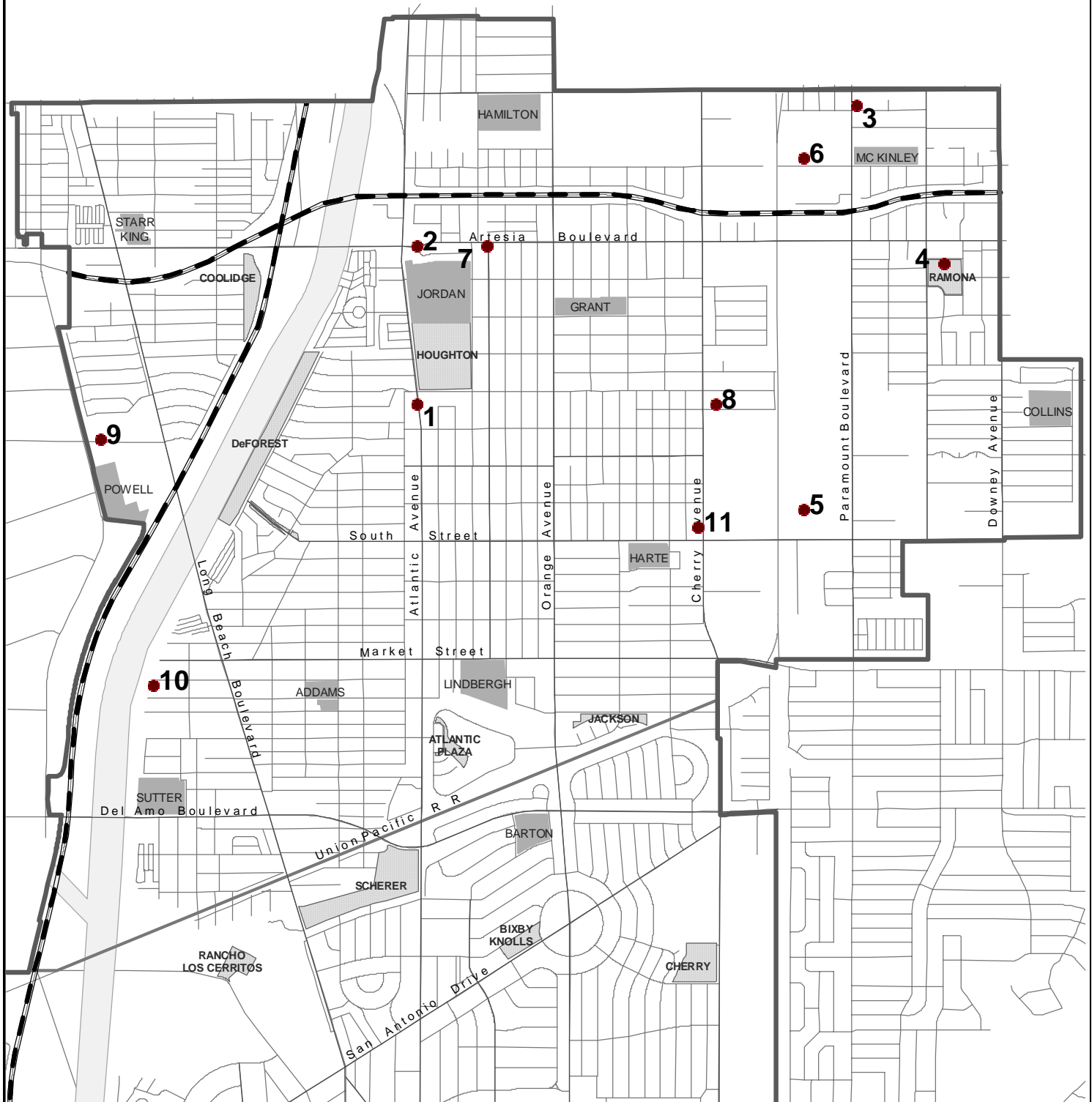
The standards variance request would locate the driveway on Artesia Boulevard approximately 35 feet from the intersection, where code does not allow a driveway within 90 feet of an intersection. The City's traffic engineer does not have any issues with granting the variance request. As background, the site plan review for the 8,525 SF Commercial Shopping Center with 7 tenant spaces was approved with conditions in September of 2003.

The Zoning Administrator **approved** the Standards Variance request at the January 10, 2005 hearing.

3. Sign Standards Waiver for new Monument sign in Median at 6870 1/2 Paramount Blvd. (Case 0412-18) JR (see Attachment 4)

The City of Long Beach Redevelopment Agency requests a sign standards waiver to install a new City Gateway monument sign in the Paramount Boulevard median South of 70th Street. The proposed signage seeks waivers from several Community Identification Sign standards: length (10', instead of not longer than 9'), thickness (1' 7", instead of not thicker than 1'), light source (internal, instead of only exterior light source), and materials (acrylic letters proposed, where only wood stone, concrete, or

North Long Beach - Site Location Map



1. 6160 Atlantic Ave. - CUP & SV for Church (PC)
2. 6580 Atlantic Ave. – SV for driveway location (1/10 ZA)
3. 6870 ½ Paramount Blvd – Sign Standards Waiver for City Gateway Sign
4. 3301 E. 65th St. – CUP for Monopole in Park (3/3 PC)
5. 2451 South St. – SSPR, Lot Line Adjustment for 40,575 SF warehouse
6. 2501 E. 68th St. - MND for revision of Solid Waste Facility Permit
7. 1000 E. Artesia - CUP & SV for Church (PC)
8. 6152 Cherry Ave. - SSPR for Cellular Antenna Addition

 Schools
 Parks



1000 0 1000 2000 Feet

metal materials are allowed by code). The Sign Standards Waiver was **approved** through Staff Site Plan Review.

A sign standards waiver for a larger City Gateway sign, with a similar design (located in the I-710 median, south of 6th Street) was approved in September 2003. The Redevelopment Agency plans to install future gateway signage at other North Long Beach entrances to the City.

4. Conditional Use Permit for Monopole at 3301 E. 65th St. (Case 0412-13) LH (see Attachment 6)

The applicant proposes removing an existing 60' high light standard used to illuminate the baseball field at Ramona Park and replacing it with a 70' high light standard/monopole with a 2' diameter. A 15' by 15' equipment area, enclosed by an 8' high block wall, is proposed adjacent to an existing storage building. The block wall would use paint and stucco to match the existing storage building. A Conditional Use Permit is required for cellular monopoles in Park zones. The Parks and Recreation Commission is scheduled to consider the request at their February 17, 2005 meeting.

The Planning Commission **Public Hearing** is scheduled for **March 3, 2005**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Carolyn Bihn, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

PENDING CASES PREVIOUSLY REPORTED ON

5. Staff Site Plan Review and Lot Line Adjustment for new one-story 40,575 SF warehouse building at 2451 South St. (Case 0409-07) DB (see Attachment 5)

A new 40,575 SF metal warehouse building is proposed at 2451 South Street. The landlocked lot does not front on either South Street or Paramount Boulevard, however it is accessed via an easement from Paramount Boulevard. 41 on-site parking spaces are proposed. The project also entails the removal of an existing concrete slab, canopy, fence, tanks, and building. The property is zoned IG (General Industrial). Staff Site Plan Review is required for industrial projects with 5,000 square feet or more of floor area of new construction. The plan submitted does not show all required parking on the same lot as the building. Staff is also concerned with the ability to make on-site truck movements. The Lot Line Adjustment will be heard at a future Zoning Administrator hearing once the parking and truck movement issues are resolved.

6. Mitigated Negative Declaration (Environmental Review) for revision of Solid Waste Facility Permit at Bel-Art Waste Transfer Station, 2501 E. 68th St.

Bel-Art Waste Transfer Station, located at 2501 E. 68th Street, has applied to the County of Los Angeles Department of Health Services for a revision of their Solid Waste Facility Permit to allow an increase in the amount of material delivered to the facility from the current legal maximum of 1,500 tons per day to 4,000 tons per day. Bel-Art receives and temporarily stores non-hazardous municipal solid waste, greenwaste, and recyclable materials, and subsequently consolidates and transfers

this material to disposal sites and recycling facilities. Waste is delivered primarily by commercial waste collectors, but Bel-Art also accepts waste from the general public.

As background, the City of Long Beach Planning Commission approved the construction and expansion of an existing recycling center (originally established in the 1970s) and the construction of a new administration building with an appurtenant truck terminal facility in August of 1998. Negative Declaration 26-98 was also certified at this time.

The County of Los Angeles DHS, Solid Waste Management Program, received written comments related to the Mitigated Negative Declaration through October 25, 2004. The LA County Board of Supervisors is expected to consider certification of the Mitigated Negative Declaration at a date uncertain.

The City of Long Beach Environmental Officer responded to the Mitigated Negative Declaration with a letter commenting on the Noise, Traffic, and Air Quality sections of the document. At its October 19th meeting, the Long Beach City Council voted unanimously to adopt a resolution in opposition to the proposed solid waste facility permit revision for the Bel-Art Waste Transfer Station.

The Los Angeles County Department of Health Services, Solid Waste Management Program heard testimony at a Public Hearing on October 29, 2004, at 7:00 P.M. in the McKinley Elementary School Auditorium. Approximately 150 residents attended.

If the Solid Waste Facility Permit revision were to be approved by the LA County Solid Waste Management Program, there would be a second hearing held by the California Integrated Waste Management Board prior to final consideration of the permit revision.

As of November 29, 2004 both the Solid Waste Facility Permit Revision and the certification of the Mitigated Negative Declaration are still **pending**.

7. Conditional Use Permit and Standards Variance for a Church at 1000 E. Artesia Blvd. (Case 0407-05) DB (see Attachment 2)

The existing structure, originally used for commercial retail, is located at the Southeast corner of California Avenue and Artesia Boulevard. Churches are permitted in the CCA (Commercial Community Automobile-Oriented) zone with a Conditional Use Permit. The church that currently conducts services at this location was cited by the City's zoning enforcement division for operating without a CUP. A standards variance for number of parking spaces is requested. Twelve onsite parking spaces are present where approximately 35 are required by code depending on the floor plan. A special inspection by a building inspector has been requested to identify possible building code issues. The application is currently **incomplete**. The Planning Commission Public Hearing date will be determined once the special inspection is completed.

8. Staff Site Plan Review for Cellular Antenna Addition to existing single story building at 6152 Cherry Ave. (Case 0408-20) LH (see Attachment 9)

The applicant proposes the addition of cellular antennas to the roof of an existing one-story commercial building with screening to match the building. Staff has

requested that the applicant redesign the proposal so that the roof-mounted antennas are located towards the center of the roof, therefore less visible from the street. The site is located in the CCA (Commercial Community Automobile-Oriented) zone. Attached/roof mounted cellular and personal communication services are permitted by right in all commercial zones, but are subject to special development standards and must be reviewed through Staff Site Plan Review.

ACTIONS ON COMPLETED CASES

9. Standards Variance for wider than code allowed Curb-cut at 189 W. Victoria St. (Case 0411-12) DB (see Attachment 7)

A Standards Variance is requested to allow a 40-foot wide curb-cut on Victoria Street where 24 feet is allowed by code. The City's Traffic Engineer reviewed the site plan and determined that the wider curb cut will not have a negative affect on traffic flow. The existing building, within the IM (Medium Industrial) zone, located at the corner of Susana Road and Victoria Street, will continue to be used as a warehouse. The standards variance request was **approved** at the December 13th Zoning Administrator hearing.

10. Staff Site Plan Review for a new Single Family Dwelling on a narrow lot at 183 W. Plymouth St. (Case 0409-04) DB (see Attachment 3)

The 25' x 142.5' lot is zoned R1-N (Single-Family Residential). A three-bedroom, two-bathroom, 1300 SF single-family house with detached 2-car garage is proposed. The new house would replace an existing 370 SF single-family dwelling and one car garage. Staff Site Plan Review is required for new dwelling units located on lots less than 27' in width. The Staff Site Plan Review Committee provided comments regarding the lack of architectural features on the front elevation. The revised plan was **approved** with conditions. Conditions include providing quality materials on the front elevation, removing the existing curb cut, landscaping the now paved front yard, and planting a new street tree.

11. Staff Site Plan Review for Roof Mounted Cellular Antenna at 5861 Cherry Ave. (Case 0409-07) LH (see Attachment 1)

The applicant proposes the addition of 6 cellular antennas to the roof of an existing office building with screening to match the building. Also proposed is the base transceiver station equipment to be located at the rear of the property and enclosed by a new block wall enclosure. Staff requested that the applicant redesign the proposal so that the roof-mounted antennas are located towards the center of the roof, therefore less visible from the street. The revised plan was **approved**. The site is located in the CCA (Commercial Community Automobile-Oriented) zone. Attached/roof mounted cellular and personal communication services are permitted by right in all commercial zones, but are subject to special development standards and must be reviewed through Staff Site Plan Review.

12. NLB Design Guidelines Adopted by the Planning Commission January 6, 2005

The Redevelopment Agency Board **approved** the North Long Beach Design Guidelines at their November 8, 2004 meeting. The Planning Commission was

presented with the final draft of the design guidelines at their December 2 meeting and **adopted** the design guidelines at their January 6, 2005 meeting.

As background, the Redevelopment Agency and the Planning Bureau have been working with a consultant to devise the North Long Beach Design Guidelines. The NLB Design Guidelines are intended to serve as a guide for property owners and developers who are planning new development projects or renovation of existing structures in North Long Beach and for City of Long Beach Redevelopment Agency and Planning staff who review these projects. A PDF version of the North Long Beach Design Guidelines can be viewed at: www.longbeach.gov/cd/redevelopment/docs/north_project_area.asp.

ANNOUNCEMENTS

13. NLB Community Planning Bulletin Weblink and Email List

In an effort to make this document more timely and accessible, the North Long Beach Community Planning Bulletin is available on the internet at: <http://www.longbeach.gov/plan/pb/cpd>. An email list that is used for notification when the new monthly bulletin is available online, or when a revision has been posted for viewing has also been created. If you would like to be added to the email list, please contact me with your email address.

14. Long Beach General Plan Update: Land Use and Mobility Plans. Next Meeting tentatively scheduled for March 2, 6:30pm at Houghton Park

The Advance Planning Division is currently working with a team of land use and transportation professionals and members of the Long Beach community to update the City's land use and transportation/mobility plans. Prior to the first meetings in January 2004, each Advisory Committee was provided with information on the City's current land use and transportation plans applicable to each cluster area. At the meetings comments were solicited on what the participants perceived to be the critical land use and mobility issues facing their clusters. This information was compiled into a report titled "Framework for Land Use and Mobility Elements Update – Community Cluster Input Summary."

A second round of meetings was held in March where the highlights of the socioeconomic profile and analysis of current conditions and trends were shared in the City's "Technical Background Report". At the May Community Cluster meeting, participants discussed the implications of these findings and examined the toolbox of planning policies and solutions that can be used to address the challenges facing the community. The June Cluster meeting allowed participants to map out their suggested land use alternatives for North Long Beach. The January 2005 meeting involved cluster members defining their preferred land uses for many of the corridors in North Long Beach.

Maps, demographic information, reports, documents, committee cluster input, and other information is now available online at the General Plan Update website:

http://www.longbeach.gov/apps/advance_plan/index.html

15.I-710 Freeway Long Term Congestion Relief Alternatives

The Oversight Policy Committee of the Gateway Cities Council of Governments voted to develop a hybrid plan combining elements of alternative C, D, and E while adhering to five guiding principles, including minimizing Right-of-Way takings. Initially, a special advisory committee was to choose one of 5 alternatives to relieve congestion on the 710 Freeway. Alternatives included widening the freeway, adding raised lanes, and a “no build” option that would only provide for more minor improvements. Of the 5 Alternatives presented, alternatives C, D, and E would involve taking private property. Information about the initial five alternatives and the I-710 Major Corridor study can be found at: <http://www.gatewaycog.org/i710.html>.

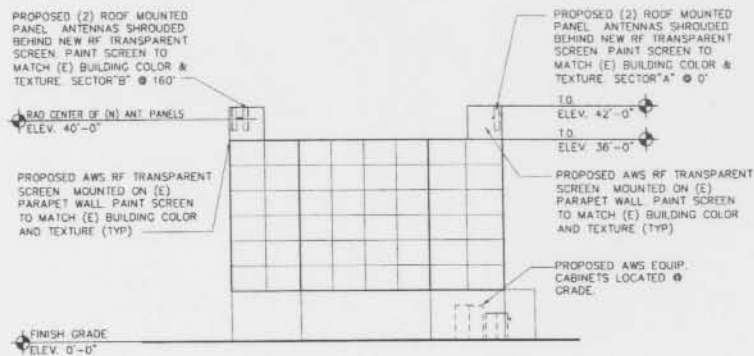
In January and February the Long Beach City Council I-710 Oversight Committee hosted four community roundtable workshops. The roundtable workshops focused on providing information from leading experts on these critical issues and generated a list of recommendations for the Long Beach Oversight Committee to adopt as part of the planning process. On March 18 the Committee conducted a community meeting to release the draft locally preferred strategies to improve the 710 Freeway for community comment. These strategies are based on written and oral public comments that were received during previous community meetings and public workshops. The draft plan has been revised following comments from community meetings in April and May. Following the June 16, 2004 committee meeting of the City Council, the local strategy was **approved** by the full City Council June 22, 2004. Further information on the locally preferred strategy can be found at: <http://www.longbeach.gov/pw/traffic/i710/default.asp>.

The Tier 2 Community Action Committee, a collective of residents from cities adjacent to the I-710 and experts, presented their recommendations to the Gateway Cities Council of Government I-710 Policy Oversight (OPC) Committee on September 30, 2004. The City Council endorsed the corridor-wide local strategy and the Tier 2 recommendations on November 16, 2004. On November 18, 2004 the Gateway Cities OPC voted unanimously to **approve** the locally preferred strategy to expand the capacity of the I-710 freeway.

IMPORTANT PHONE NUMBERS

Council Member (8 th District), Rae Gabelich	(562) 570-6685
Council Member (9 th District), Val Lerch	(562) 570-6137
Police, toll free, anonymous, Gang Tip	1- (866) 426-4847
Police non-emergency calls	(562) 435-6711
Police narcotics tip	(562) 570-7125
Community Policing, Adriana	(562) 570-9816
Community Policing, Marlene	(562) 570-9825
Animal Control Center	(562) 570-7387
Rats, Roaches, Vermin & Other – Environmental Health	(562) 570-4132
Pot Hole Patrol, reporting street pot holes	(562) 570-3259
Maintenance for City Traffic Signs	(562) 570-5264
Abandoned shopping carts removal	1-(800) 252-4613
Things on power lines, SCE Hazardous Conditions	1-(800) 611-1911 press 2, then 4
Property Maintenance & Building Code Enforcement	(562) 570-6421
Zoning Code Enforcement	(562) 570-7497
Zoning Information	(562) 570-6194
Building Permit information	(562) 570-6651
Noise Complaint, Environmental Health	(562) 570-5650
Unlicensed food vendors Business License	(562) 570-6211 ext. 7
Unlicensed food vendors Health & Human Services	(562) 570-4219
Damaged Sewer lines from street trees	(562) 570-3259
Graffiti hotline, on private property	(562) 570-2773
Graffiti in City Parks, Park Maintenance, Emy Arteaga	(562) 570-1533
Graffiti on County flood control channel, Matt Knabe	(562) 256-1921
Graffiti on Union Pacific Railroad property	(714) 379-3376
Graffiti on Caltrans property	(213) 897-3656
Special Refuse Pick-ups (Free twice a year for large items)	(562) 570-2876
Public Service	(562) 570-2700 listen to menu
Neighborhood Resource Center, Margaret Madden	(562) 570-1010
Storm Drain Hotline, report items dumped in storm drain	(562) 570-3867

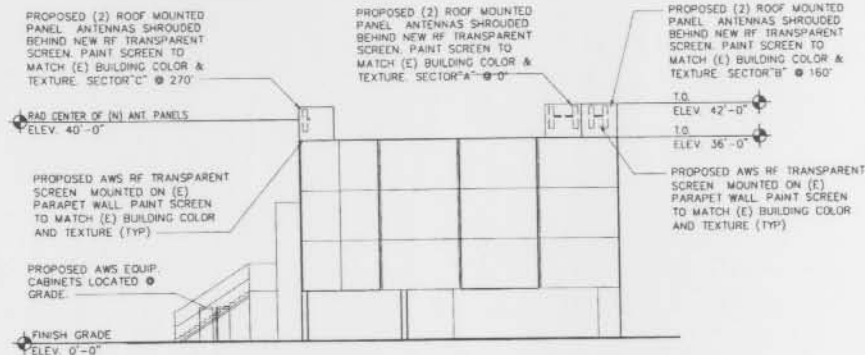
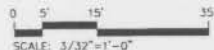
ATTACHMENT 1



EAST ELEVATION

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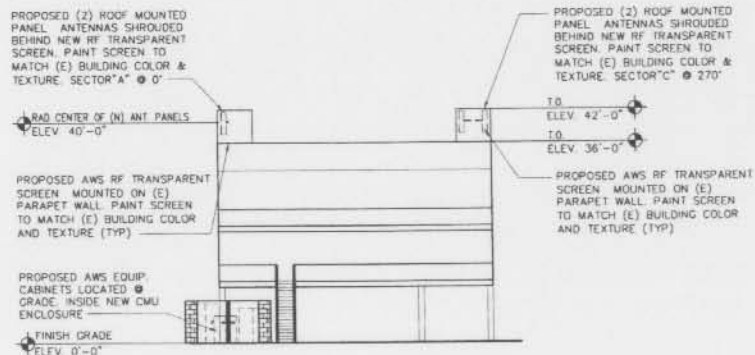
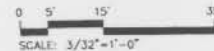
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SOUTH ELEVATION

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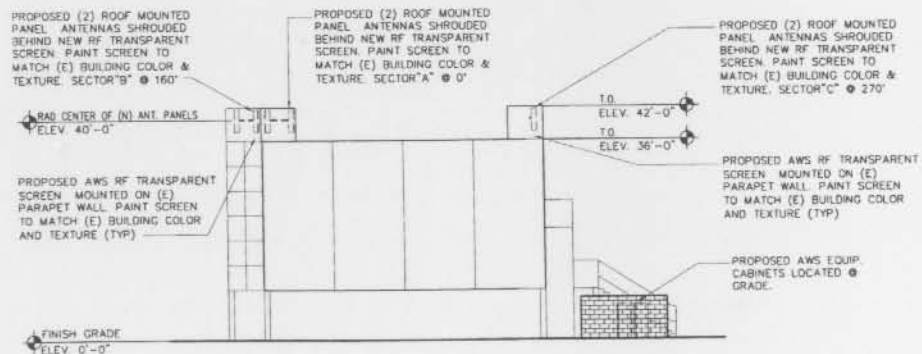
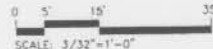
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WEST ELEVATION

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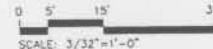
2



NORTH ELEVATION

SCALE: 3/32"=1'-0"

2



Velocitel

ARCHITECTURE AND ENGINEERING DIVISION
1441 FIFTH AVENUE, SUITE 800
IRVINE, CA 92614
(949) 850-1000 FAX
(949) 850-1010 FAX

CHERRY AND SOUTH
SITE NO.
LSANCA0175B
5861 CHERRY AVE
LONG BEACH, CA

AT&T
AT&T WIRELESS SERVICES
12000 PARK PLAZA DRIVE
CORRITOS, CA 95003

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	10/07/04	ISSUE FOR ZONING APPROVAL	MD	JAR	JA
2	09/21/04	ISSUE FOR REVIEW AND COMMENTS	JM	JAR	JA
3					
4					
5					
6					
7					
8					
9					
10					

SCALE: AS SHOWN DESIGNED: JAR DRAWN: JM

ELEVATIONS

PROJECT NO.	DRAWING NUMBER	REV.
24897-511	A-LSANCA0175B-205	0

ATTACH. 1 (Cont.)

CHERRY & SOUTH

5861 CHERRY AVENUE LONG BEACH, CA 90805

LOCATION



VIEW 1



PROPOSED - LOOKING NORTHWEST FROM CHERRY AVENUE



EXISTING

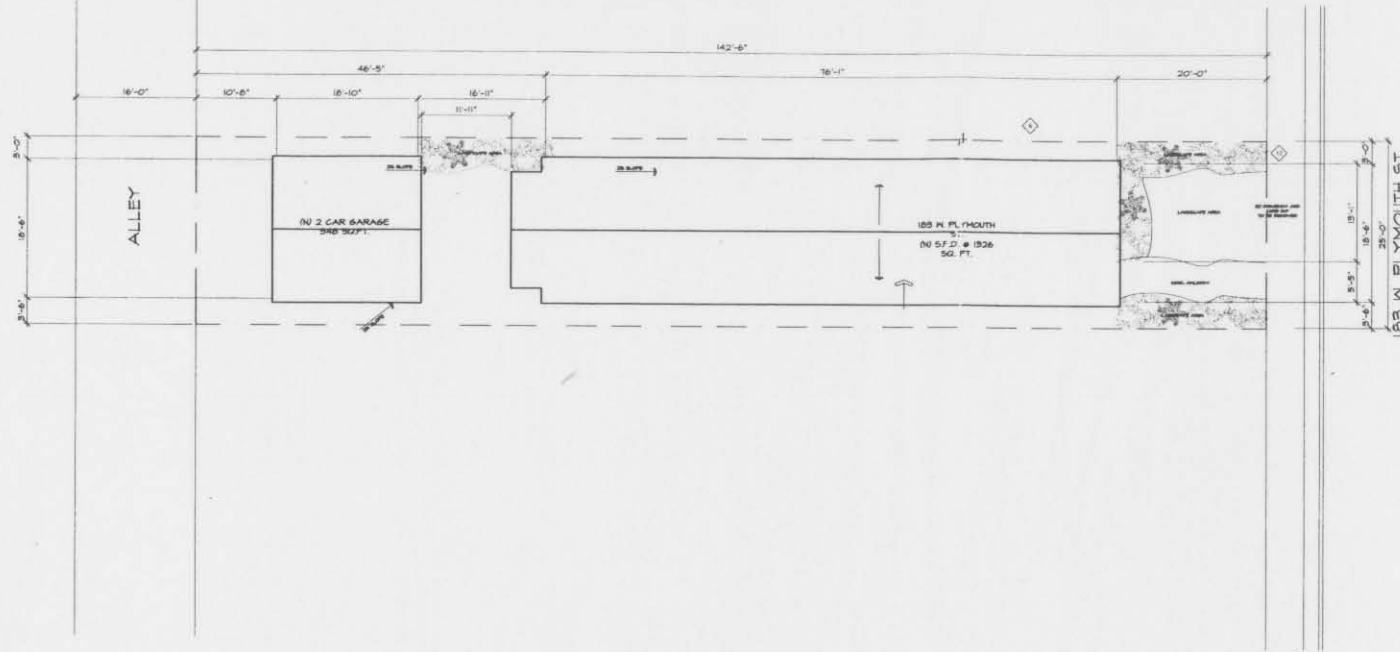
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DATE	TIME
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	

1

1

ATTACHMENT 3



architectural keynotes

- 4-12 MIN SLOPED ROOF IN CLASS "A" COMP. ROOFING.
INSTALL PER MANUFACTURERS SPECIFICATIONS.
SEE PLAN FOR ACTUAL ROOF SLOPE.
CERTAINTED® DARK GREY

contractor notes

THIS PROJECT SHALL COMPLY WITH TITLE 24, 2002 UBC, UMC, UFC, AND 2002 NEC. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE TO VERIFY ALL EXISTING CONDITIONS BOTH DIMENSIONS AND ELEVATIONS. COOR. ANY DISCREPANCIES WITH ARCHITECT.

sheet index

- A01: SITE PLAN
A02: GENERAL NOTES
A03: MANDATORY MEASURES
A11: DEMO PLAN
A21: 1ST FLOOR PLAN
A31: ELEVATIONS

project info.

PROJECT ADDRESS:
183 W. PLYMOUTH ST.
LONG BEACH, CA 90803

PROJECT INFO:
TRACT: 8HT
BLK: B
LOT: 41
A.P.N.: 7132-009-027
ZONE: R1-N
PARCEL AREA: 3562.5 SQ. FT.
BUILDING TYPE: V-N

PROJECT DESCRIPTION:
REMOVE (R) S.F.D. # 370.5 SQ. FT.
REPLACE W/ NEW S.F.D. # 1321 SQ. FT.
+ NEW 2 CAR GARAGE

PARKING:
(N) 2 CAR GARAGE

code info.

CITY OF LONG BEACH, BUILDING & SAFETY DEPT.
BUILDING CODE:
2002 UNIFORM BUILDING CODE AS AMENDED BY THE CITY OF LONG BEACH
PLUMBING CODE:
2002 UNIFORM BUILDING CODE AS AMENDED BY THE CITY OF LONG BEACH
MECHANICAL CODE:
2002 UNIFORM BUILDING CODE AS AMENDED BY THE CITY OF LONG BEACH
ELECTRICAL CODE:
2002 UNIFORM BUILDING CODE AS AMENDED BY THE CITY OF LONG BEACH

HAMILTON
ARCHITECTS
12240 VENICE BLVD. SUITE 25
LOS ANGELES, CA 90066
(310) 398-1500

Consultants

NEW S.F.D.

183 W. PLYMOUTH ST.
LONG BEACH, CA 90803

NO.	DATE	REVISION DESCRIPTION
1	08/01/04	PLAN CHECK SUBMITTAL

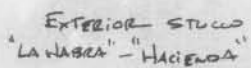
OWNER

ACN PROPERTIES
KIP CYPRUS
P.O. BOX 412
SUNSET BEACH, CA 90742
PHONE: (562) 882-1958

SITE PLAN
PROJ. INFO.
VIC. MAP
CODE INFO

Project: _____ Date: 08/05/04
Drawn by: C.E. A01
Checked by: J.H.

ORIGINAL



EXTERIOR TRIM
Dunn-EDWARDS - "CLOUD WHITE"



12240 VENICE BLVD. SUITE 25
LOS ANGELES, CA 90066
(310) 398-1500

Consultants

NEW S.F.D.

183 W. PLYMOUTH ST.
LONG BEACH, CA 90043

0000

ACN PROPERTIES
KIP CYPRUS
P.O. BOX 412
SUNSET BEACH, CA 90742
PHONE: (562) 882 1958

COLOR BOARD

Project:	2004	Drawing Number:	A01
Date:	08.08.04		
Drawn by:	SJC		
Checked by:	JPO		

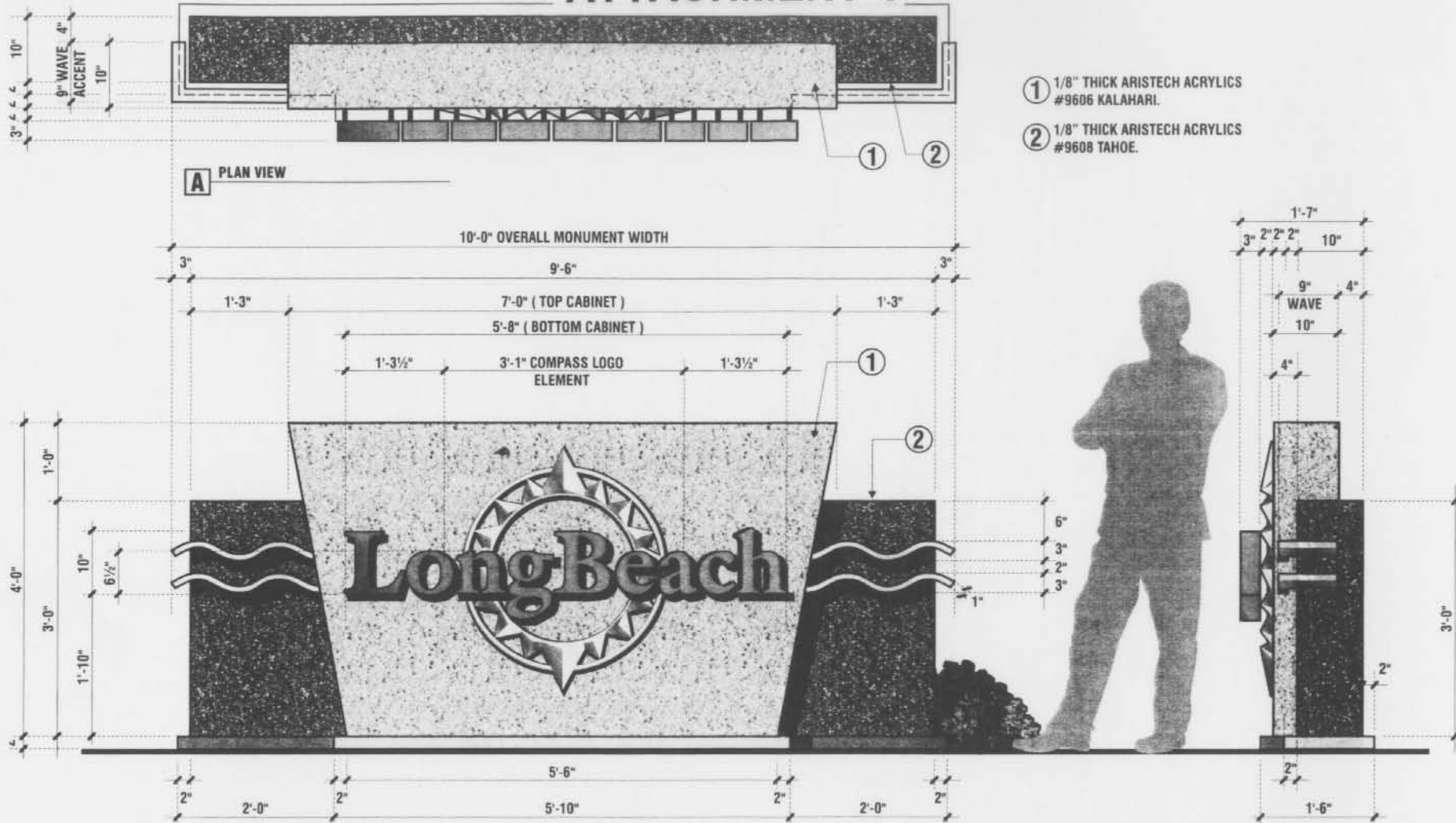
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ATTACH. 3 (Cont.)

REVISED



ATTACHMENT 4



① 1/8" THICK ARISTECH ACRYLICS
#9606 KALAHARI.

② 1/8" THICK ARISTECH ACRYLICS
#9608 TAHOE.



superior
electrical advertising

1700 West Anaheim Street
Long Beach, California
90813-1195
phone: 562.495.3808
facsimile: 562.435.1867

www.superiorsigns.com
design@superiorsigns.com

Project:
City of Long Beach
Gateway Signs

Address:
Long Beach, CA

Account Manager:
Patti Skoglund

Designer:
M. Miller

Scale:
AS NOTED

Design No.:
04-11-5473-00

Date:
11-05-04

Reg. No.:

Revisions:
PL REVISED ATTACHMENT
DETAIL (10.0)

Page: 01
Of: 06

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A SIGN ELEVATION / MANUFACTURE & INSTALL TWO (2) S/F ILLUMINATED GATEWAY SIGNS

SCALE: 3/4" = 1'-0"

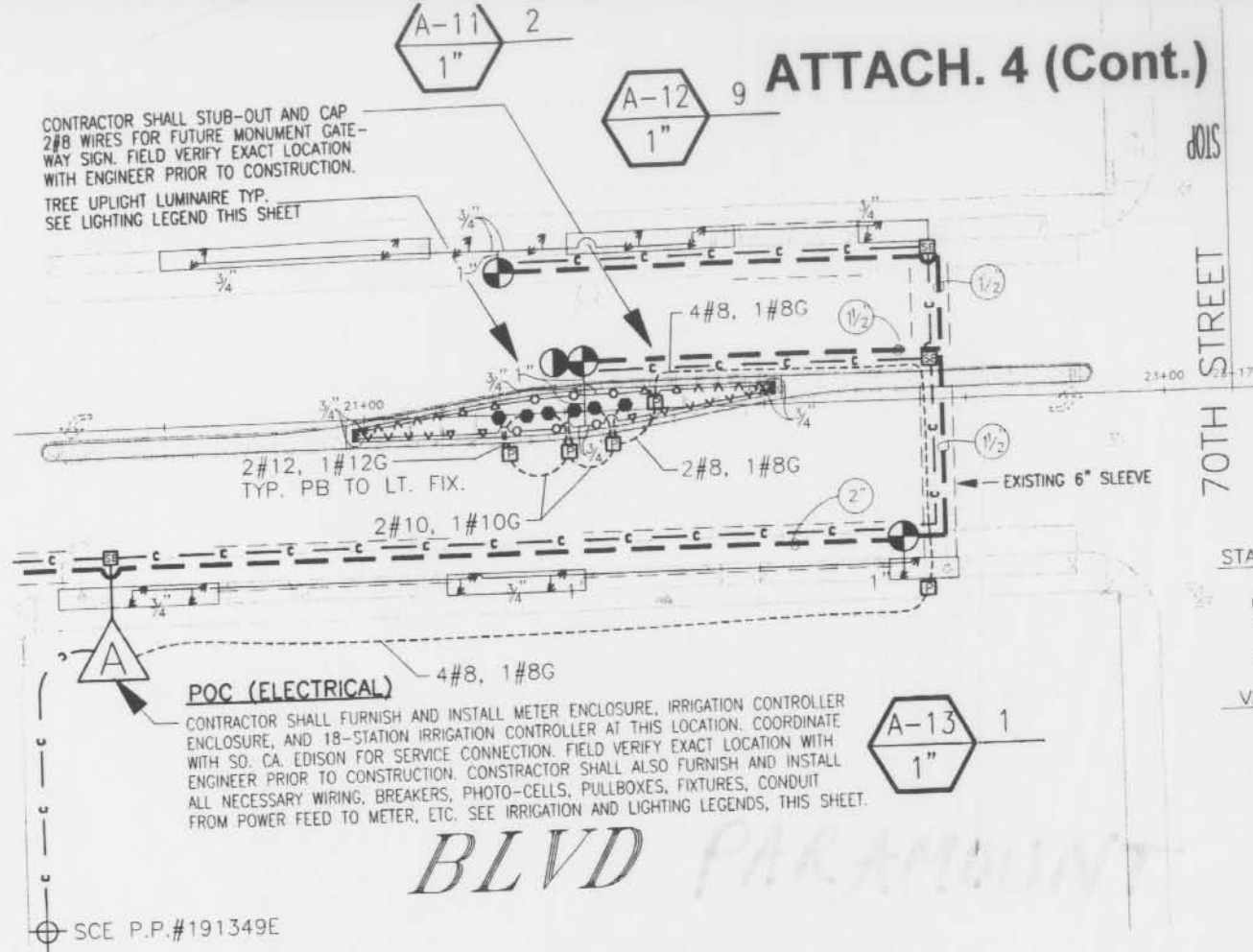
- FLARED MONUMENT CENTER PORTION: 1/8" THICK ARISTECH ACRYLICS #9606 KALAHARI, MOUNTED OVER ALUMINUM FRAME.
- MONUMENT WING ACCENT: 1/8" THICK ARISTECH ACRYLICS #9608 TAHOE, MOUNTED OVER ALUMINUM FRAME.
- COMPASS LOGO ELEMENT: ALUMINUM 3-DIMENSIONAL COMPASS LOGO SHAPE PAINTED TO MATCH IRIDESCENT METALLIC GOLD. (SEE MIKE M)
- WAVE ACCENT PIECES: DIMENSIONAL ALUMINUM ELEMENTS PAINTED TO MATCH IRIDESCENT METALLIC GOLD. (SEE MIKE M) INTERIOR ILLUMINATION TO BE LED FOR HALO EFFECT.
- LONG BEACH LETTERS: 4" DEEP DUAL ILLUMINATED PAN CHANNEL LETTERS WITH METALLIC BLUE FINISH.
- LETTER FACES TO BE PERFORATED METAL (1/4" WIDE MARGINS) WITH BLUE ACRYLIC PLASTIC UNDER PERFORATION.
- FACE ILLUMINATION WITH BLUE LED, HALO ILLUMINATION WITH WHITE LED.

NOTE: PROVIDE 2" TALL CONCRETE MOWING-PAD BENEATH SIGN

NOTE: ADDITIONAL PLANTER-LOCATED FLOOD LAMPS MAY BE DESIRED TO ILLUMINATE EXTERIOR OF MONUMENT STRUCTURE (NOT IN CONTRACT)

ATTACH. 4 (Cont.)

CONTRACTOR SHALL STUB-OUT AND CAP
2#8 WIRES FOR FUTURE MONUMENT GATE-
WAY SIGN. FIELD VERIFY EXACT LOCATION
WITH ENGINEER PRIOR TO CONSTRUCTION.
TREE UPLIGHT LUMINAIRE TYP.
SEE LIGHTING LEGEND THIS SHEET

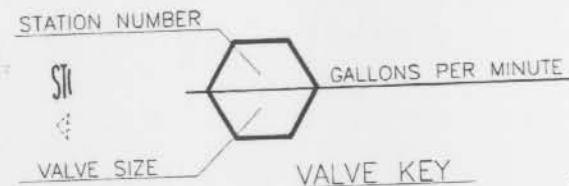


CONDUIT SIZE	MAX. NO. OF WIRES # 14 AWG
1/2"	2
3/4"	4
1"	6
1 1/4 "	10
1 1/2 "	14
2"	25

PIPING S
 MINIMUM PIPE
 HEAD CONNECT
 FOR ALL PIPE
 USE THE FOLL
 G.P.M. DEM/

0-8
8-12
12-22
22-30
30-50
51-70

SCH 40 PVC
 CLASS 315 F



IRRIGATION NOT

1. ALL MAINLINE, LATERALS UNDER PAVED AREAS SHALL COORDINATE WITH
2. IRRIGATION LAYOUT IS ALL PIPE AND VALVES IN PLANTING AREAS UN
3. PRECISE LOCATION OF NOZZLE TYPES SHALL I ENGINEER. CONTRACTOR AS DIRECTED BY THE E COVERAGE, INCLUDING ADDITIONAL COST TO T
4. CONTRACTOR SHALL NC IRRIGATION SYSTEM, NO INOPERABLE FOR MORE
5. CONTRACTOR SHALL RE AFFECTED BY THE NEW
6. CONTRACTOR SHALL FI ALL IRRIGATION COMPO TO, VALVES, PIPING, W START OF CONSTRUCTI
7. IN AREAS AFFECTED B CONTRACTOR SHALL AF IN PLACE, AND SURRE COMPONENTS THAT AF

WORST CASE PRESSURE CALCULATION

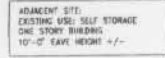
6.0 GPM @ STATION A-1	
NEW 1 1/2" METER	0.4
NEW 2" BACKFLOW PREVENTER	3.0
GATE VALVE	2.0
400' OF 1 1/2" MAINLINE	0.6
465' OF 2" MAINLINE	0.3
1" CONTROL VALVE	4.0
310' OF LATERAL LINE	9.4
2.5% FLUORINATION INCREASE	0.0

UIT INSTALLATION NOTE:



NORTH
SCALE 1"=30'

ADJACENT SITE:
EXISTING USE: PETROLEUM REFINERY
STORAGE TANKS- NO BUILDINGS



1. THE PROJECT SITE
REQUIRED OR PROPOSED
2. NO SIGN PROGRAM IS
APPROVAL BY OTHER
3. NO EXISTING LAND
4. ALL LIGHTING IS
ELEVATIONS FOR LIGHT
5. NO TOPOGRAPHIC CHANGES

ZONING: IG
ASSESSORS PARCEL NUM:
LEGAL DESCRIPTION:

THAT PORTION OF PARCEL
148, PAGES 32 THROUGH-
COUNTY OF LOS ANGELES

ADDRESS: 2451 SOUTH I
BUILDING OCCUPANCY: I
TYPE OF CONSTRUCTION:

BUILDING AREA: 40,571
MAXIMUM ALLOWABLE LOT
PAVED/PARKING LOT AREA
LANDSCAPE AREA: 3.50

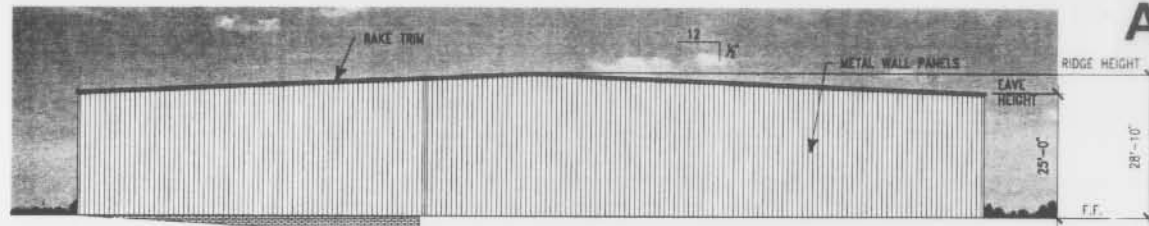
MAXIMUM ALLOWABLE AIR
12,000 SQ. FT. X
13' X 1.25 = 13.7

MAXIMUM ALLOWABLE BU
ACTUAL BUILDING HEIG

WAREHOUSE: 1 SPACE #
40,675 SQ.FT./1.
PARKING PROVIDED: 57
01
02
11

LOADING SPACES REQUI
LOADING SPACES PROVI

ATTACH. 5 (Cont.)

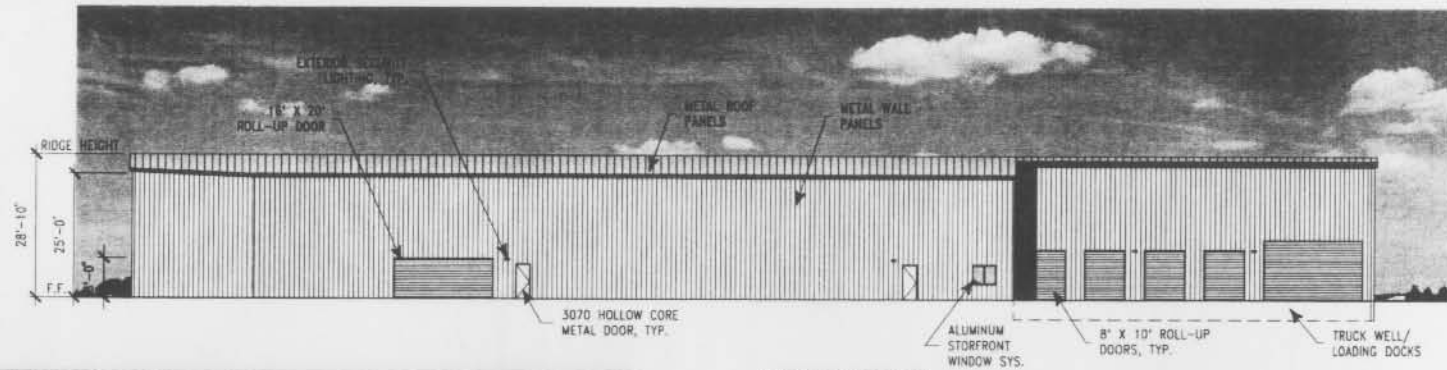


SOUTH ELEVATION

SCALE 3/32"=1'-0"

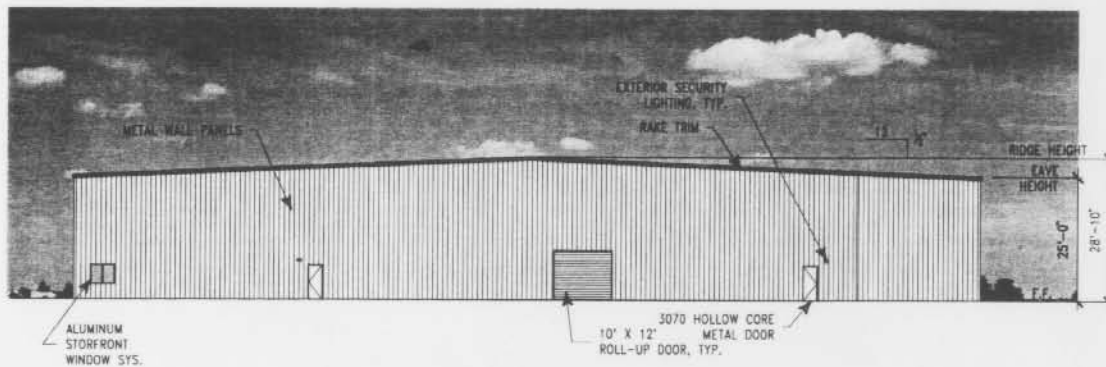
FINISH/COLOR SCHEDULE:

METAL ROOF PANELS: A.B.C. GALVALUM FINISH
METAL WALL PANELS: A.B.C. PREMIUM 70 PLUS "REGAL WHITE"
EAVE/RAKE TRIM: A.B.C. PREMIUM 70 PLUS "PEARL GRAY"
MAN/ROLL-UP DOORS: PAINT TO MATCH "REGAL WHITE"



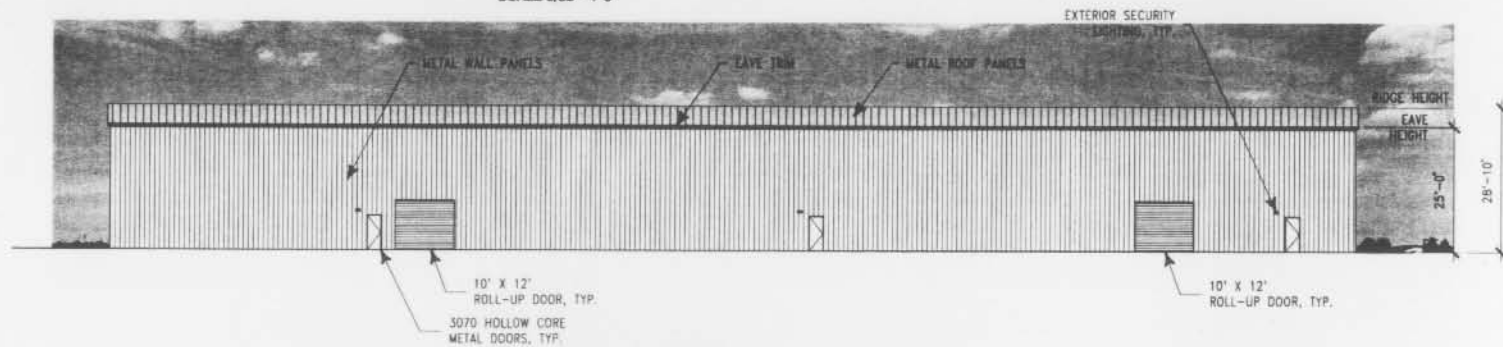
WEST ELEVATION

SCALE 3/32"=1'-0"



EAST ELEVATION

SCALE 3/32"=1'-0"



NORTH ELEVATION

SCALE 3/32"=1'-0"

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



ELEVATIONS

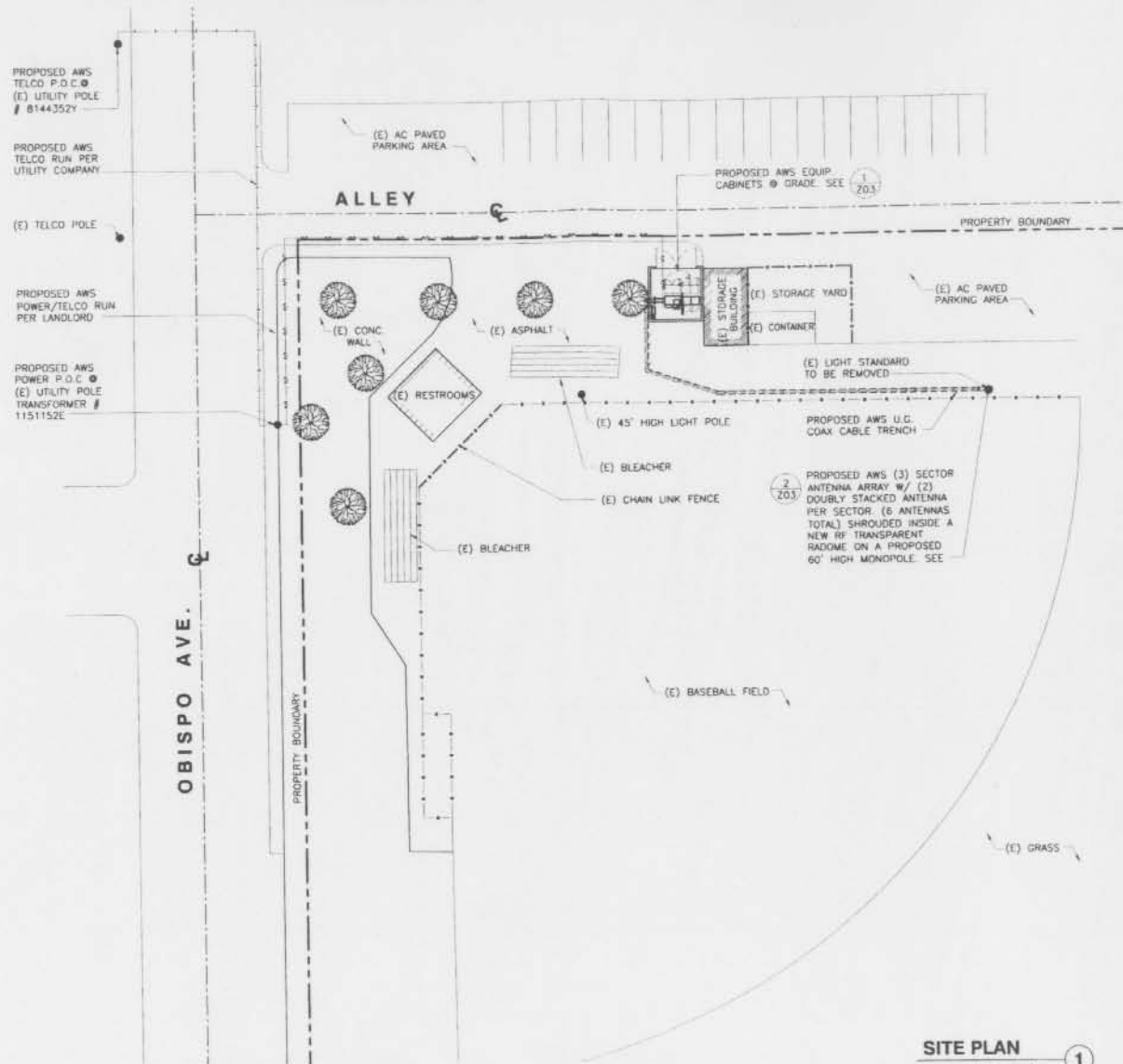
BARBARA GIBSON
4181 E. 7TH AVE.
TAMPA, FL 33606

NEW HANDBOOK BUILDING
3001 ROUTE 100 STREET
LONG BEACH, CA 90801

REVISION	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

AS NOTED
JOB NO.
CDB-194
SHEET
A-2
DATE

ATTACHMENT 6



SITE PLAN

SCALE: 1/16"=1'-0"

0' 4' 8' 16' 32'
SCALE: 1/8"=1'-0"



Velocitel

ARCHITECTURE AND ENGINEERING DIVISION
1801 17TH AVENUE, SUITE 200
IRVINE, CA 92614
(949) 450-0000 FAX
(949) 450-0001 or 1-800-450-0001
WWW.VELOCITEL.COM

**RAMONA PARK (LONG BEACH
CITY PARKS AND RECREATION)
SITE NO. LSANCA0185C**

3301 E. 65TH STREET
LONG BEACH, CA 90805



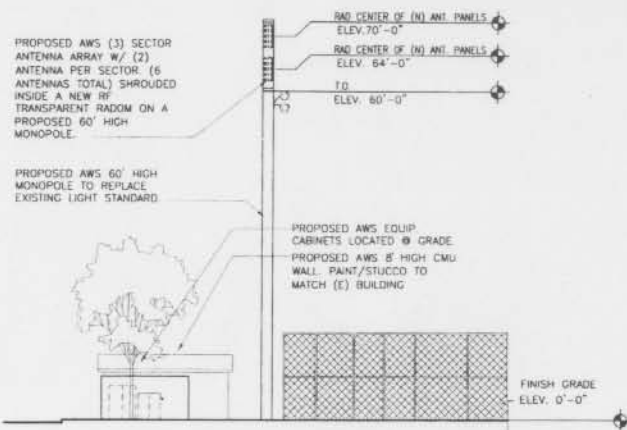
AT&T WIRELESS SERVICES
11900 PARK PLAZA DRIVE
CERRITOS, CA 90503

NO.	DATE	ISSUE FOR REVIEW AND COMMENTS	BY	CHK	APP'D
A	11/09/04	ISSUE FOR REVIEW AND COMMENTS	JM	JAR	JA
		REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED: JAR	DRAWN: JM		

SITE PLAN

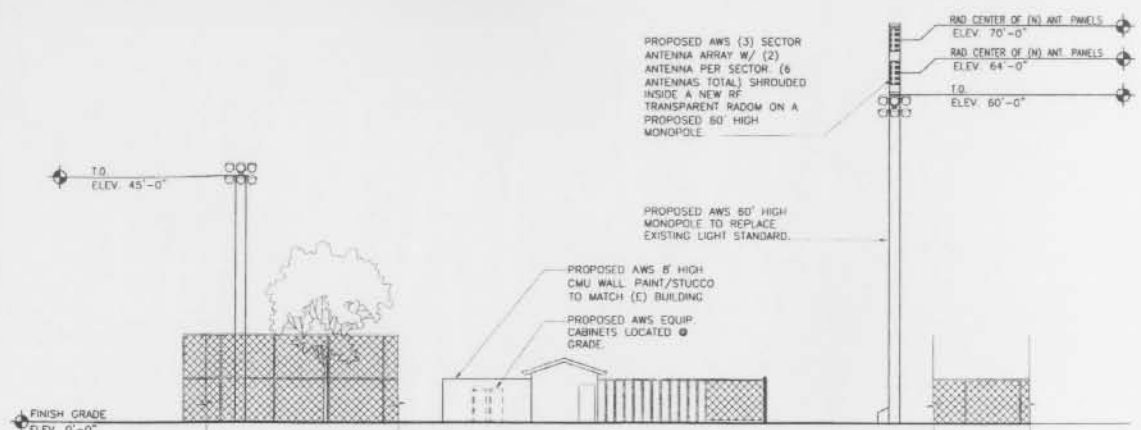
PROJECT NO.	DRAWING NUMBER	REV.
24897-511	A-LSANCA0185C- Z02	A

ATTACH. 6 (Cont.)



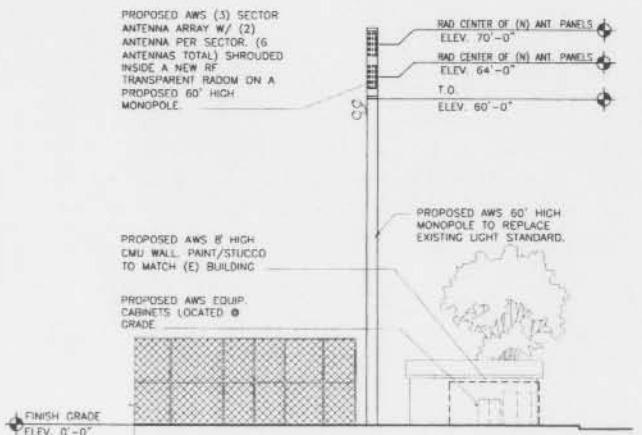
WEST ELEVATION

SCALE: 3/32"=1'-0"



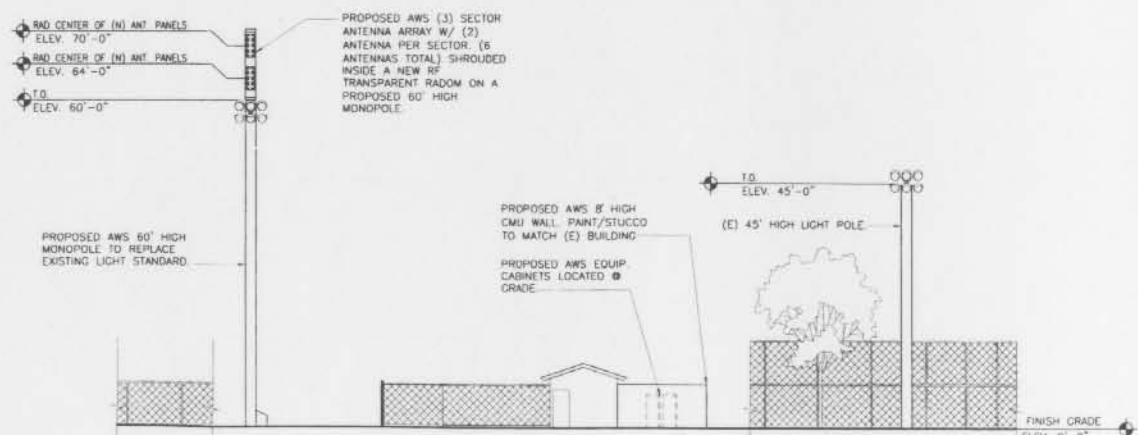
SOUTH ELEVATION

SCALE: 3/32"=1'-0"



EAST ELEVATION

SCALE: 3/32"=1'-0"



NORTH ELEVATION

SCALE: 3/32"=1'-0"

Velocitel

ARCHITECTURE AND ENGINEERING DIVISION
18011 FORD AVENUE, SUITE 100
FREMONT, CA 94538
(925) 436-1000
FAX (925) 436-1001
WWW.VELOCITEL.COM

RAMONA PARK (LONG BEACH
CITY PARKS AND RECREATION)
SITE NO. L5ANCA0185C

3301 E. 65TH STREET
LONG BEACH, CA 90805

AT&T

AT&T WIRELESS SERVICES
12900 PAVAN PLAZA DRIVE
CORRITOS, CA 90703

NO.	DATE	ISSUE FOR REVIEW AND COMMENTS	BY	CHK	APP'D
1	11/08/04	ISSUE FOR REVIEW AND COMMENTS	JM	JAR	JR
2					
3					
4					
5					
6					
7					
8					
9					
10					

SCALE: AS SHOWN DESIGNED: JAR DRAWN: JM

ELEVATIONS

PROJECT NO.	DRAWING NUMBER	REV
24897-511	A-L5ANCA0185C - Z04	A



AT&T

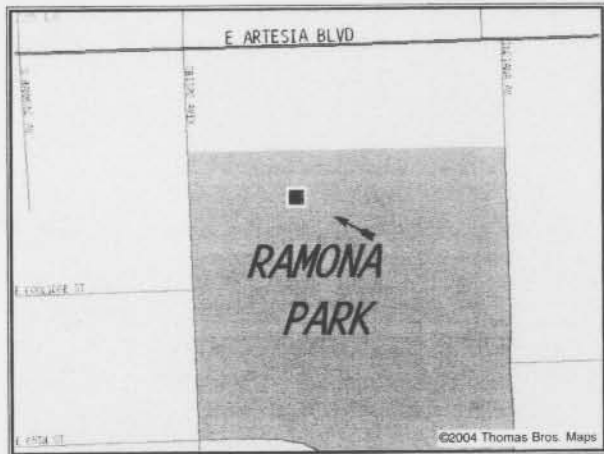
950-005-2880

ATTACH. 6 (Cont.)

RAMONA PARK

3301 EAST 65TH STREET LONG BEACH, CA 90805

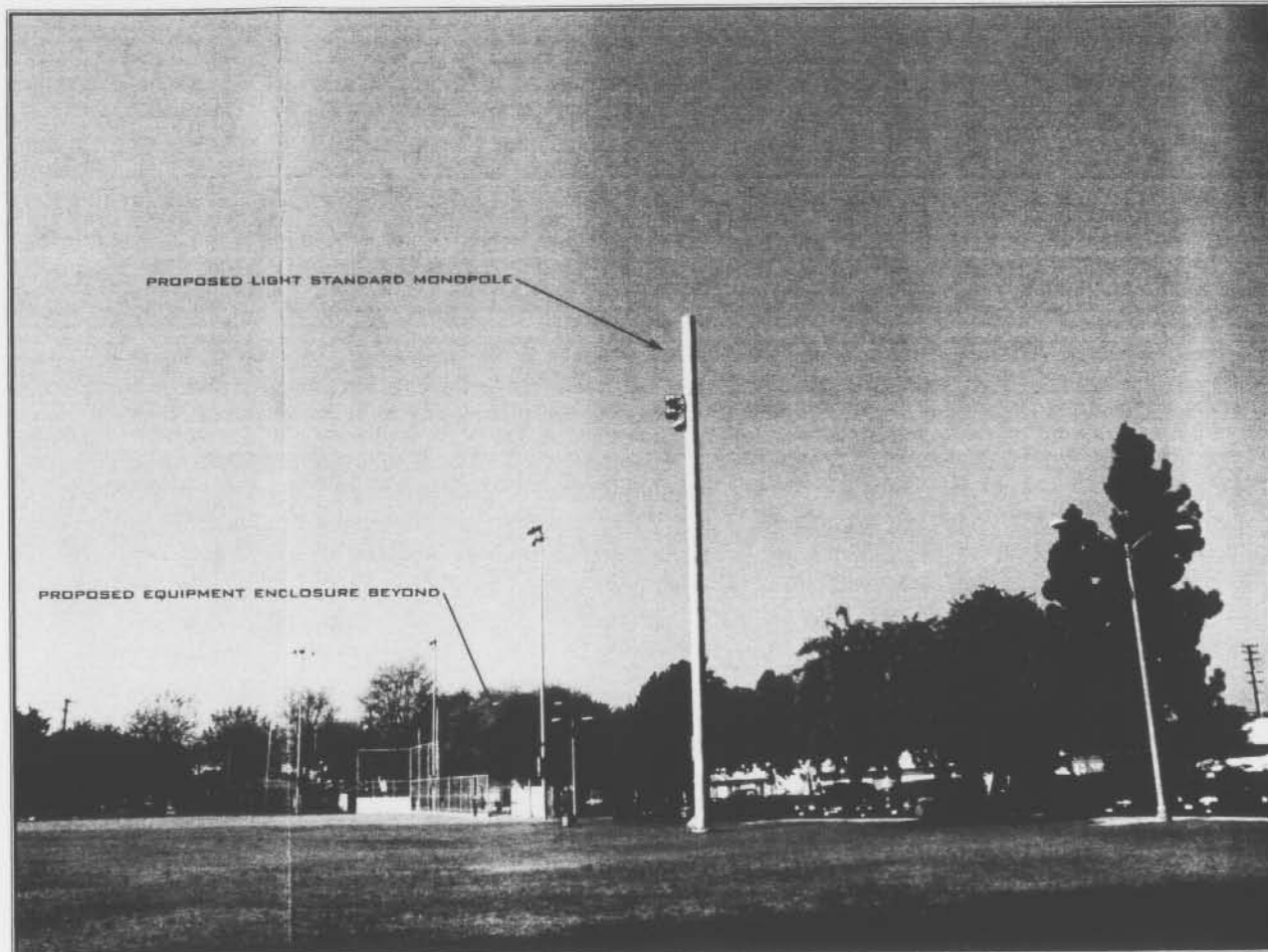
LOCATION



VIEW 2



EXISTING



PROPOSED - LOOKING NORTHWEST FROM TENNIS COURT

ARTISTIC
ENGINEERING
(714) 680-31

ARTISTIC ENGINEERING WARRANTS THAT THIS PHOTO SIMULATION IS AN ACCURATE REPRESENTATION OF THE SITE BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT

ATTACHMENT 7



ARCHITECTURE ENGINEERING

805 WILSON STREET, SUITE 200, FARMERS, CA 91304
OFFICE: 626-799-4400 FAX: 626-799-7000

PROJECT NAME & SITE ADDRESS

189 VICTORIA STREET
LONG BEACH, CA

DEVELOPER:

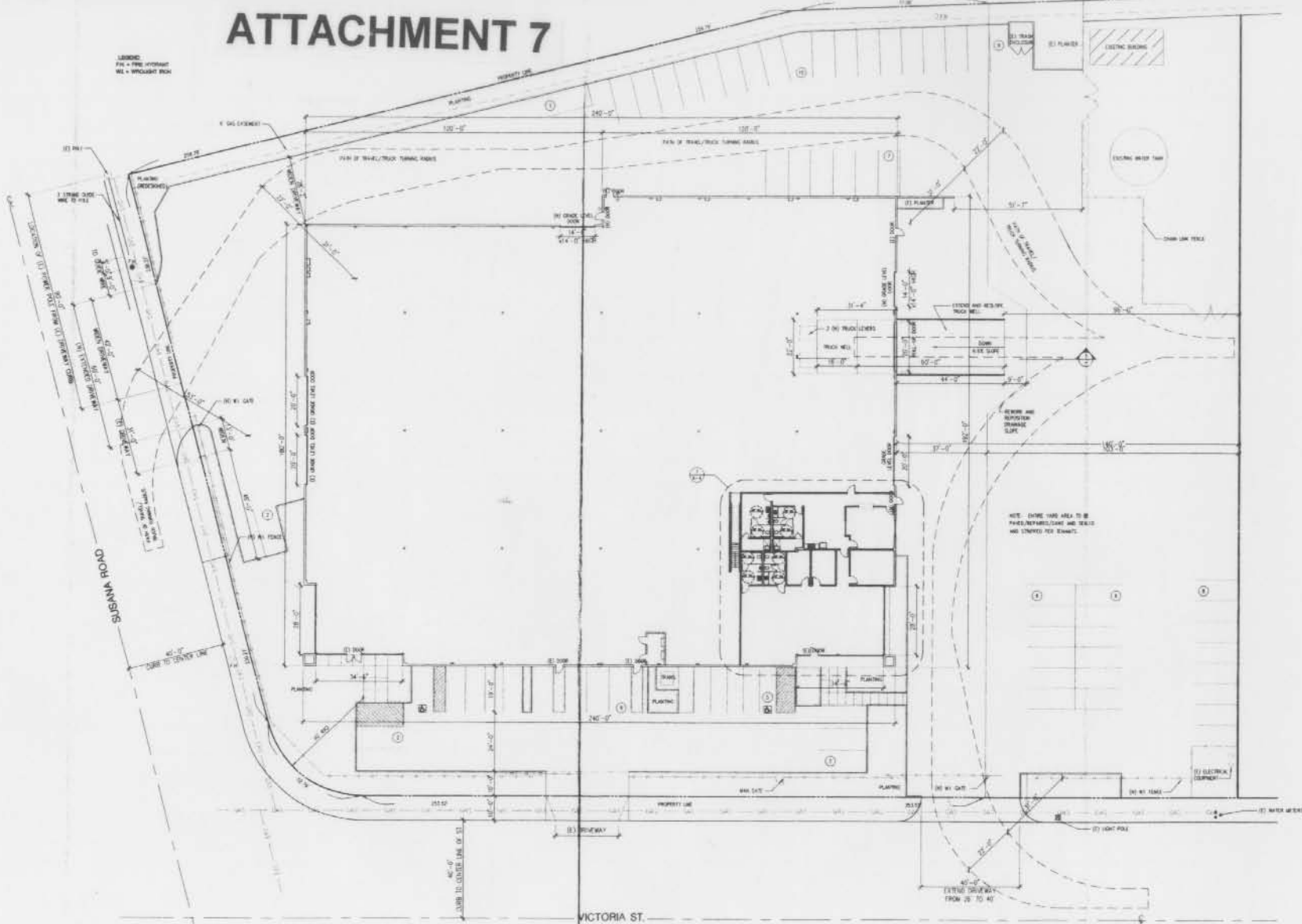
Drawing Content:

PROPOSED
SITE PLAN



Revision: _____ Date: _____

LEGEND:
PW = FIRE OFFSTAKE
WEL = WELDED IRON



VICTORIA ST.

INSPECTION REQUIRED
CALL 311
24 HOURS BEFORE STARTING
WORK AND GIVE PERMIT NO.

IMPORTANT NOTICE:
Section 41342.1 of the Government Code requires a Department of Public Works to be issued before a permit is granted. For more information, call the Department of Public Works. TOLL FREE 1-800-422-4738. Two working days before you do.

NOTE: THIS DRAWING IS ATTACHED TO AND MADE PART OF PERMIT NO. 133413-00271. ANY DEVIATION FROM THE ATTACHED PERMIT NO. 133413-00271 IS VOID.

PROPOSED SITE PLAN
SCALE: 1/20" = 1'-0"



A T L A N T I C A V E.



SITE AREA	26,250 SF
BUILDING AREA	
GROSS SF	8,525 SF
NET RENTABLE	7,736 SF
SITE COVERAGE	32%
PARKING REQUIRED	39 PARKING SPACES
PARKING PROVIDED	39 PARKING SPACES

SITE PLAN

$$1'' = 20'$$


COMMERCIAL DEVELOPMENT

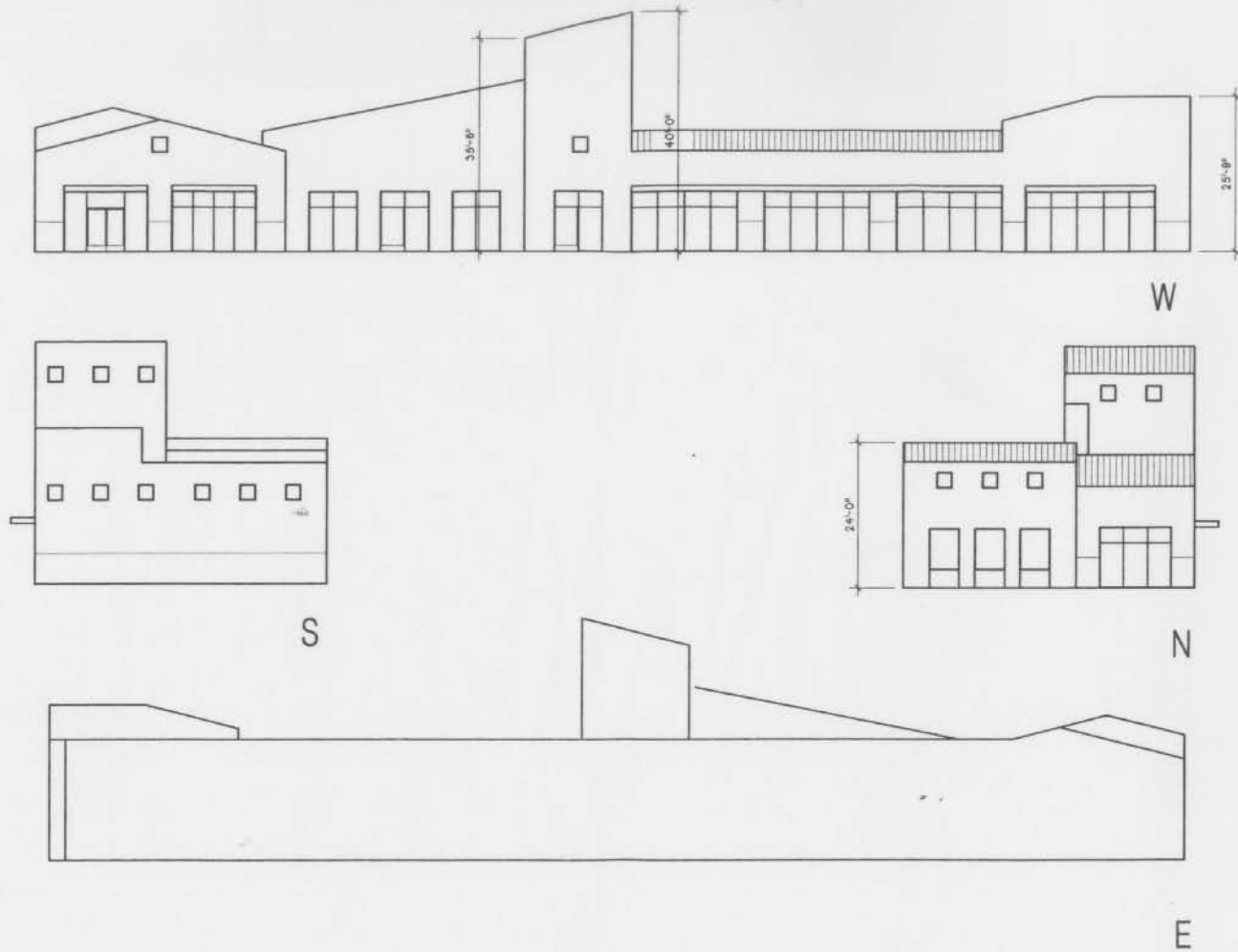
THE DEMENSE GROUP

6580-98 ATLANTIC AVE.

8442 ALONDRA BLVD., PARAMOUNT, CA.

(562) 634-9530

ATTACH. 8 (Cont.)

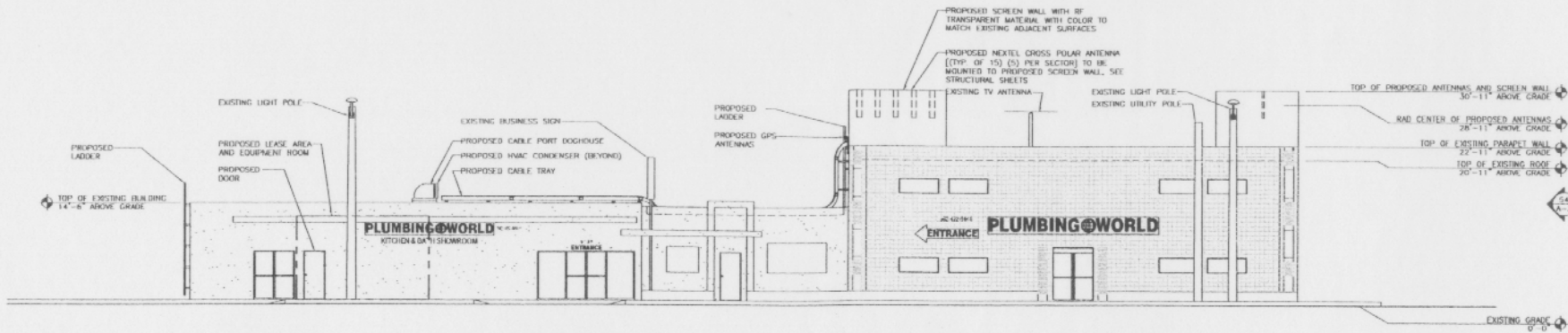


BUILDING ELEVATIONS

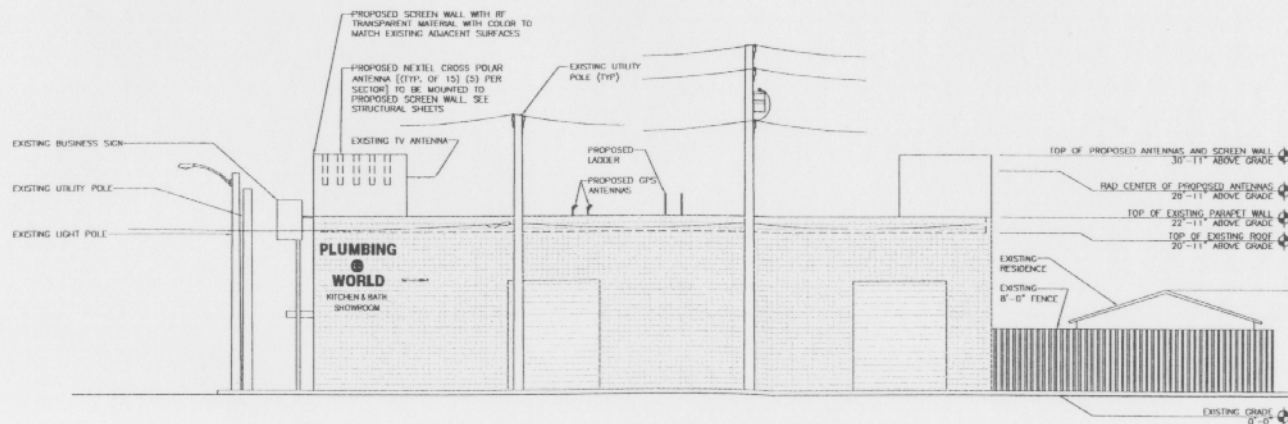
1"=20'

ATTACHMENT 9

NOTE:
PAINT TO MATCH EXISTING
ADJACENT SURFACES ALL
PROPOSED EXTERIOR LADDERS,
CABLE TRAYS, DOORHOUSE, AND
HVAC UNITS.



52 WEST ELEVATION
SCALE: 1/8"=1'-0"



54 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

DATE: 8/16/04

ARCHITECT: J. ANDERSEN

DRAWN BY: RC

CHECKED BY:

REVISIONS

REV	DATE	DESCRIPTION	BY
1			
2			
3			

PROPRIETARY INFORMATION:
THE INFORMATION CONTAINED HEREIN IS THE
CONFIDENTIAL PROPERTY OF THE ARCHITECT.
IT IS NOT TO BE REPRODUCED OR TRANSMITTED
IN ANY FORM OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN
PERMISSION OF THE ARCHITECT.

CLIENT:

NEXTEL
NEXTEL COMMUNICATIONS, INC.
17223 DEBRAN AVE.
BRYN MAWR, CA 92014
PHONE: (714) 882-2300
FAX: (714) 882-2313

PROJECT MANAGER:

ARCHITECT:

OMNI
ARCHITECTURAL CONSULTANTS, INC.
1001 JEFFERSON AVE.
SUITE 100
SAN FRANCISCO, CA 94107
PHONE: (415) 774-1100
FAX: (415) 774-1101
WWW.OMNIARCHITECTS.COM

CONSULTANT:

SITE:

SITE NUMBER:
CA-6380-A

USE THE
ROOF MOUNT

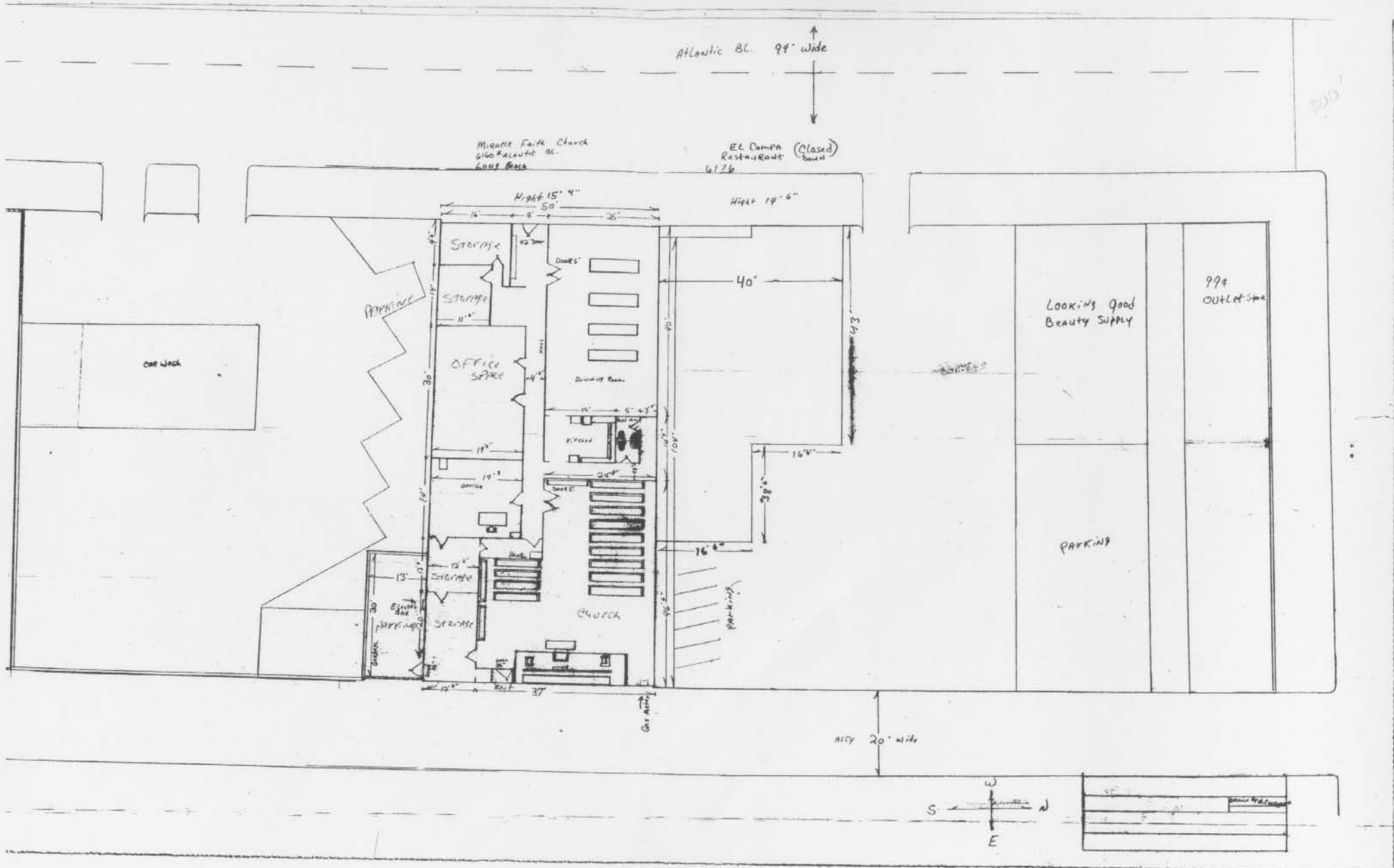
LOCATION:
1117
6152 CHERRY AVE.
LONG BEACH, CA 90805

APPROX. TYPE: CLIP

TITLE:
ELEVATIONS

SHEET NUMBER:

A-3





Community Code Enforcement

Alley Lighting

The street lighting systems in the City of Long Beach were typically installed with the original development of neighborhoods at the expense of the developer or through assessment district financing. Alley lighting systems were not required.

Dimly lit alleys can cause problems for residents and the police, and also increase illegal loitering and criminal activity on or around your property. While the City does not provide alley lighting, there are several options available to increase light levels in alleys.

1. Customer-Owned and Maintained Lighting

Probably the most economical long-term option is customer-owned lighting installed on your own building/residence. Lighting controlled via motion sensor saves money by using light only when it is required and can serve as a deterrent for illegal alley activity.

For a small number of lights, you can usually add the fixtures by utilizing your existing electrical system and realize only a very small increase on your monthly electric bill. For a large number of lights, Southern California Edison (SCE) offers a reduced outdoor lighting rate (AL-1/AL-2) for separately metered lighting systems controlled for dusk to dawn operation.

2. Utility-Owned and Maintained Lighting

SCE may be able to install light fixtures on existing SCE utility poles in alleys. Installation is subject to field conditions meeting certain requirements specified in the applicable streetlight tariff.

If installation of a streetlight in the alley is feasible, SCE requires the following:

- Minimum three (3) year contract
- Advance payment for approximately one (1) year of services
- Absolving Agreement (which allows SCE to suspend service based on reported problems with the lighting)

If you would like more information about these alley lighting options, please contact the Edison Service Planning Department at (562) 981-8237 and ask to speak with the Service Planner who works with your Long Beach neighborhood.

3. Neighborhood-Owned and Maintained Lighting

The City of Long Beach will work with neighborhood groups who wish to pay for a new lighting system by assessment. This option, which is the most expensive method of providing new lighting, requires the approval of over 50% of the property owners in the proposed lighting district. New system and annual lighting costs are assessed to the property owners and paid along with County property taxes. For further information, please contact Sue Castillo, City of Long Beach Construction Services Bureau, at (562) 570-6996.